

39379

WARRANTY DEED

Vol. M84 Page 12890

KNOW ALL MEN BY THESE PRESENTS, That JOE W. DOWLING and CATHERINE V. DOWLING, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE W. DOWLING as the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

**with right of survivorship, CATHERINE V. DOWLING as to an undivided 49 1/2/100ths interest as a joint tenant with right of survivorship, and STEVEN DOWLING as to an undivided 1/100th interest as a joint tenant with right of survivorship,

Lot 35, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, filed in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:
1. 1984-1985 taxes, a lien in an amount to be determined, but not yet due and payable.
(See reverse side of this document for continuation of legal description.)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Transfer of Title. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23rd day of July, 1984, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Joe W. Dowling
JOE W. DOWLING

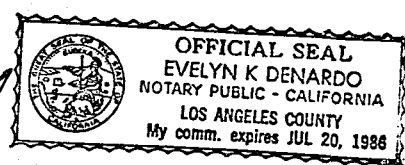
Catherine V. Dowling
CATHERINE V. DOWLING

STATE OF OREGON, County of _____, 19____ ss.

INDIVIDUAL

STATE OF California }
COUNTY OF Los Angeles } SS.

On this 23rd day of July, in the year 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Joe W. Dowling and Catherine V. Dowling
☐ personally known to me
☒ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that he (she or they) executed it.



Signature Evelyn K. Denardo
NOTARY PUBLIC IN AND FOR SAID STATE
warranty deed

(This area for official seal)

and sworn, or is the or is the corporation, ate seal d in be- each of sed. ICIAL EAL)

my commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Steve Dowling, c/o Joe Dowling
2041 Los Colinas
Los Angeles, CA 90041
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
same as above
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

00881

2. Rights of the public and of governmental bodies in that portion of the above-described property lying below the high water mark of Klamath River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
3. The lawful consequence of the fact that the Eastern boundary is formed by the Klamath River.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat.
5. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$47,800.00.

Dated : December 29, 1978
Recorded : January 3, 1979, in Volume M79, Page 248, Klamath County Microfilm Records
Grantor : Erwin C. McNeilly and Susan K. McNeilly, husband and wife
Trustee : William Sisemore
Beneficiary : Klamath First Federal Savings and Loan Association; which Grantees, herein assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 31st day of July A.D., 1984 at 9:08 o'clock A M, and duly recorded in Vol M84, of Deeds on page 12890.

EVELYN BIEHN, COUNTY CLERK

Fee: \$ 8.00

by: [Signature], Deputy

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